

March 19, 1997

OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON

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REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL.

SUBJECT: Department of Development and Environmental Services File No. **L95P0023**
Proposed Ordinance No. **97-068**

UPLANDS, SNOQUALMIE VALLEY
Preliminary Plat Application

Location: Generally between SE 168th Street and SE 142nd Street (if extended)
and Cedar Falls Road SE and 415th Avenue SE (if extended)

Applicant: Plateau Associates
1501 Fourth Avenue, #2250
Seattle, WA 98101
(206) 689-7902

Owner : Plateau Associates
1501 Fourth Avenue, #2250
Seattle, WA 98101
(206) 689-7902

SUMMARY OF RECOMMENDATIONS:

Division's Preliminary: Approve, subject to conditions
Division's Final: Approve, subject to conditions (modified)
Examiner: Approve, subject to conditions (modified)

PRELIMINARY MATTERS:

Application or petition submitted: December 8, 1995
Notice of complete application: December 8, 1995

Hearing Opened: February 25, 1997, 9:15 a.m.
Hearing Closed: February 25, 1997, 11:30 a.m.
Hearing Reopened: March 7, 1997
Hearing Closed: March 17, 1997

Participants at the proceedings and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the Office of the King County Hearing Examiner.

ISSUES ADDRESSED:

- Roads - neighborhood circulation
- Sensitive areas - signage
- Landscaping - street trees

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owner/Developer:	Plateau Associates 1501 Fourth Avenue, #2250 Seattle, WA 98101 (206) 689-7902
Engineer:	OTAK 620 Kirkland Way, #100 Kirkland, WA 98033 (206) 822-4446
STR:	21-22-08; 21-23-08; 22-23-08; 27-23-08; 28-23-08
Location:	Generally between SE 168th Street and SE 142nd Street (if extended) and Cedar Falls Road SE and 415th Avenue SE (if extended)
Zoning:	RA 5P; RA10P, and F
Acreage:	Approximately 494 acres
Number of Lots:	76 lots on approximately 494 acres
Density:	1 lot per 6.5 acres
Typical Lot Size:	Ranges from approximately 3.6 to 10 acres
Proposed Use:	Single-family detached residences
Sewage Disposal:	Individual on-site septic systems
Water Supply:	Sallal Water District
Fire District:	King County Fire District No. 410
School District:	Snoqualmie Valley #410

Complete Application Date: December 8, 1995

2. Except as modified herein, the facts set forth in the King County Land Use Services Division's preliminary report to the King County Hearing Examiner for the February 25, 1997 public hearing are found to be correct and are incorporated herein by reference. Copies of the LUSD report will be attached hereto for submittal to the Metropolitan King County Council. The LUSD staff recommends approval of the application, subject to conditions.
3. Plateau Associates proposes to subdivide approximately 494 acres into 76 lots for single-family residential use. The portion of the overall 974-acre site which is proposed for platting herein lies entirely within the RA5P and RA10P zones. The remainder of the property consists of 20-acre parcels lying largely within the Forestry zone. The site was used historically for commercial tree production, and most of it was logged in 1986. Prior to submission of the current plat application, the property was being contemplated for urban density development as a Master Planned Development called The Villages at North Bend.
4. The lowest point of the property is its northeast corner which features steep slopes overlooking the Snoqualmie River. From there it rises gently towards the southwest, with the off-site slopes steeply inclining to Rattlesnake Ridge. To the property's immediate south is a 600-lot urban density development known as Wilderness Rim, and a variety of other residentially developed lots and parcels lie to the property's east.
5. Access to the property is obtained at its northwest corner, where 415th Way SE intersects an on-site logging road which has been graded and paved to a neighborhood collector standard. As required by the SEPA condition imposed under a Mitigated Determination of Non-Significance, the on-site access road will also connect to the street system for Wilderness Rim at 422nd Avenue SE near the plat's southwest corner. This connection will provide secondary access both to the Uplands and to Wilderness Rim.
6. Currently the sole access to Wilderness Rim is via Cedar Falls Road SE, which lies east of the Uplands and is a narrow, winding road with frequent stretches characterized by poor sight distance. This roadway is treacherous and often impassable during winter snow storms. Thus, the provision of a secondary access through the Uplands is generally supported by residents of Wilderness Rim, although the public hearing produced some diversity of opinion as to the exact point at where the secondary access should connect to the Wilderness Rim neighborhood. Direct access from the Uplands to Cedar Falls Road was studied and rejected for a number of reasons, including steep slopes and sight distance problems. More critical, however, was the consideration that too convenient an access through the Uplands to the I-90 interchange at North Bend would attract large quantities of cut-through traffic and convert the Uplands on-site access road from a neighborhood collector to a collector arterial. This increased traffic would have adverse impacts to the livability of the many Uplands lots which front the roadway. The secondary access route currently proposed will require a greater travel distance for most Wilderness Rim residents than otherwise available on Cedar Falls Road, and thus will not be attractive as a primary access during fair weather. While the preferred route will result in some increase in traffic along 422nd Avenue SE within Wilderness Rim, the projected ADT is approximately 1,000 vehicles, which is within an acceptable range for residential roadways and generally consistent with current traffic levels along Wilderness Rim commuter roads.
7. The applicant has objected to the wording of a few of the Staff-proposed conditions, in

particular those dealing with sensitive areas tract signage requirements and the provision of street trees along the neighborhood collector route. With respect to the former issue, the applicant argued that the plat's large lots and patchwork pattern of small sensitive area tracts may render unnecessary the marking of sensitive areas on many lots because lot owners may never choose to build structures near any sensitive area boundaries. The applicant would prefer that the placement of signs marking the boundaries of sensitive areas tracts be waived as a plat requirement and applied as needed to individual lots when building permit applications are filed.

8. County Staff has opposed this piecemeal approach to the provision of sensitive areas tract signage. Staff's experience has been that unless adequate signage is provided early in the development process, violations of sensitive area tract buffers tend to occur. Moreover, Staff points out that while the main road system of the Uplands has already been installed in major part, numerous joint access driveways remain to be designed and graded.
9. Reviewing the preliminary plat map and the distribution of on-site sensitive areas tracts, we find that a general waiver of sensitive areas tract signage requirements would be inappropriate. The proposed layout of the plat evidences no obvious plan to isolate sensitive areas tracts from the developable portions of lots. In actuality, many sensitive areas tracts are located either close to roadways or proposed joint access driveways. Moreover, the language of KCC 21A.160.B is mandatory. It states that as a requirement of development approval "The boundary between a sensitive area tract and contiguous land shall be identified with permanent signs."
10. The applicant also objects to the elaborate tree planting requirements imposed by the Staff conditions along the neighborhood collector which provides the plat principal access route. In particular, the applicant would like to maintain a grass shoulder without tree plantings and be allowed to incorporate existing native trees into the street tree planting plan. In view of the generally wooded nature of the plat property, the applicant's requests appear reasonable and have been incorporated into proposed Condition No. 25 to the extent permitted by the provisions of KCC Chapter 21A.16. Since the placement of trees within the right-of-way itself is not a mandatory requirement, the large lot rural nature of the subdivision supports providing the applicant with the flexibility to maintain grass shoulders. The absence of overhead utility lines within the project area argues in favor of allowing native species to be retained on-site, with in-fill plantings provided where needed to meet ordinance spacing standards. However, submission of a landscaping plan and provision of bonding assurances are code requirements which are not subject to waiver.
11. On March 7, 1997, the public hearing was reopened at the request of DDES to consider a February 25, 1995 memorandum from the King County Solid Waste Division regarding a potential need to require methane protection measures for Uplands lots within 1,000 feet of the Cedar Falls Landfill. In response, the applicant submitted a letter dated March 13, 1997 from Greg Bishop, the Health Department's Solid Waste Program Supervisor, reciting that two years of monitoring data for the landfill demonstrates that methane emissions fall below the Lower Explosive Limit which triggers the requirement for structural protective measures. Accordingly, an additional plat condition dealing with this issue is not needed.

CONCLUSIONS:

1. If approved subject to the conditions recommended below, the proposed subdivision makes appropriate provision for the public health, safety and welfare; serves the public use and interest; and meets the requirements of RCW 58.17.110.
2. The conditions of approval recommended herein, including dedications and easements, will provide improvements which promote legitimate public purposes, are necessary to serve the subdivision and are proportional to its impacts; are required to make the proposed plat reasonably compatible with the environment; and will carry out applicable state laws and regulations and the laws, policies and objectives of King County.

RECOMMENDATION:

APPROVE the preliminary plat of UPLANDS, SNOQUALMIE VALLEY, as revised and received on February 19, 1997, subject to the following conditions of final plat approval:

1. Compliance with all platting provisions of Title 19 of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.
3. The plat shall meet the base density of the RA-5, RA-10, and F zone classifications. All lots shall meet the minimum dimensional requirements of the RA-5, RA-10, and F zone classification or shall be as shown on the face of the approved preliminary plat, whichever is larger. Minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Development and Environmental Services.

Note: This approval does not include creation of new lots in the F zone.

4. The applicant shall obtain final approval from the King County Health Department.
5. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, as amended.
6. The applicant shall obtain the approval of the King County Fire Protection Engineer certifying the adequacy of the fire hydrant, water main, and fire flow to meet the standards of Chapter 17.08 of the King County Code. If all lots are 35,000 square feet in size or greater, the subdivision is exempt from flow and hydrant requirements per KCC 17.08.030.
7. Final plat approval shall require full compliance with drainage provisions set forth in King County Code 9.04 and the storm drainage requirements and guidelines as established by the Surface Water Management Division. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. The following conditions represent portions of the Code requirements which apply to all plats.
 - a. Drainage plans and analysis shall comply with the 1990 King County Surface Water Design Manual and updates which were adopted by Public Rule effective January 1, 1995. DDES approval of the drainage and roadway plans is required prior to any

b. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.

c. The following note shall be shown on the final recorded plat:

"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DDES and/or the Department of Public Works. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."

8. Individual lot stormwater infiltration is proposed for the lots within this development. A proposed typical design of the infiltration system shall be shown on the engineering plans at engineering plan submittal. Appropriate geotechnical evaluation shall also be provided at engineering plan submittal for the infiltration design as required by the 1990 King County Surface Water Design Manual (KCSWDM). The KCSWDM requires at least one soil log per lot at the location of the proposed infiltration system.

For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit issuance and shall comply with the KCSWDM. The following note shall be placed on the final plat: "Individual lot stormwater infiltration systems for the lots shall be designated and located at building permit submittal. These systems shall be designed and constructed according to the King County Surface Water Design Manual, Section 4.5".

9. All existing depressions into which stormwater is directed from new roads and joint use driveways shall be identified on the engineering plans and placed in drainage easements. These easements shall be shown on the face of the final plat.

10. Any detention and water quality facilities constructed for the public road(s) shall be placed in separate tracts, dedicated to King County per the 1990 King County Surface Water Design Manual.

11. The following road improvements as shown on the February 19, 1997 plat revision are required to be constructed according to the 1993 King County Road Standards:

a. Roads A and E (main access road) shall be improved to the rural neighborhood collector standard and approved variance (File No. L96V0049). The intersection of Road E with the joint use driveway serving proposed Lots 51 and 69 shall be designed as a standard T-type intersection.

b. Roads B, C and D shall be improved to the rural minor access road standard and approved variance (File No. L96V0049).

- c. Roads B, C, and D are intended to be private roads, to be owned and maintained by the homeowners' association. A note to this effect shall be placed on the final plat.
 - d. Access tracts may serve a maximum of two lots and shall be at least 20 feet wide and improved as joint use driveways. The final plat shall identify the lots so served, which shall have undivided ownership of their respective tracts and be responsible for their maintenance. Improvements within each tract shall include an 18-foot paved surface with controlled drainage. Design of the joint use driveway shall be shown on the engineering plans at engineering plan submittal.
 - e. Modifications to the above road conditions (i.e., design standards) may be considered by King County pursuant to the variance procedure in the King County Road Standards (KCRS 1.08).
- 12. Landscaped islands and medians shall be designed in accordance with the 1993 King County Road Standards and maintained by the homeowners' association. This shall be stated on the face of the final plat.
 - 13. All future residences on lots where access driveway lengths will exceed 150 feet and an 80-foot minimum diameter cul-de-sac will not be provided shall be sprinklered, unless otherwise approved by DDES-Fire Marshal. Such lots shall be identified on the final plat and a note effecting this condition shall be placed thereon.
 - 14. All utilities within proposed rights-of-way shall be included within a franchise approved by the King County Council prior to final plat recording.
 - 15. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat stating: "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid". If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.
 - 16. Lots within this subdivision are subject to King County Ordinance 10162 and Ordinance 12532, which impose impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat received final approval. The balance of the assessed fee shall be allocated evenly among the dwelling units in the plat and shall be collected prior to building permit issuance.
 - 17. Off-site access (415th Avenue SE and 422 Avenue SE connections) to the subdivision shall be over a full-width, dedicated and improved road which has been accepted by King County for maintenance. If the proposed access road has not been accepted by King County at the time of recording, then said road shall be fully bonded by the applicant of this subdivision.

18. The planter islands (if any) within the cul-de-sacs shall be maintained by the abutting lot owners. This shall be stated on the face of the final plat.

19. Streams and Wetlands:

- a. Class 3 wetlands and streams shall have 25-foot buffers measured from the wetland edge or stream ordinary high water mark.
- b. Class 2 wetlands shall have a buffer of 50 feet, measured from the wetland edge.
- c. Class 2 streams shall have a buffer of 50 feet, measured from the ordinary high water mark.
- d. Class 2 streams with salmonids shall have a buffer of 100 feet, measured from the ordinary high water mark.
- e. The wetlands, streams and their respective buffers shall be placed in Sensitive Area Tracts (SATs).
- f. A minimum building setback line of 15 feet shall be required from the edge of any SAT.

20. Slopes:

- a. The top, toe, and sides of 40% slopes shall be determined by field survey and a 50-foot buffer provided from the slopes. The buffer may be reduced to a minimum of 10 feet with the submittal of a satisfactory soils report. Slope buffering requirements may result in the reconfiguration and/or loss of lots and the relocation of access tracts.
- b. Protected slopes (40% and greater) and their respective buffers shall be placed in Sensitive Areas Tracts (SATs). A minimum building setback line of 15 feet shall be required from the edge of any SAT.

21. The following note shall be shown on the final engineering plan and recorded plat:

**RESTRICTIONS FOR SENSITIVE AREA TRACTS AND
SENSITIVE AREAS AND BUFFERS**

Dedication of a sensitive area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract/sensitive area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/sensitive area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/sensitive area and buffer. The vegetation within the tract/sensitive area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/sensitive area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the sensitive area tract/sensitive area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

22. The proposed subdivision shall comply with all applicable provisions of the Sensitive Areas Ordinance as stated in KCC 21A.24. Prior to engineering plan approval, the applicant shall provide notice on title as outlined in KCC 21A.24.170. Permanent survey marking and signs as specified in KCC 21A.24.160 shall also be addressed prior to commencing construction activities on the site.
23. The maximum amount of impervious surface for each lot shall be calculated in accordance with KCC 21A.12.030 (RA-5 - 20%; RA-10- 15%). A note to this effect shall be placed on the final plat.
24. A homeowners' association or other workable organization shall be established to the satisfaction of DDES which provides for the ownership and continued maintenance of the open space areas/Sensitive Area Tracts and private roads, landscape islands, grass shoulders, and medians.

25. Street trees shall be provided as follows:

- a. Trees shall be planted, as needed, at an average rate of one tree for every 40 feet of frontage along the main access road (Roads A and E). Spacing may be modified to accommodate sight distance requirements for driveways and intersections. Existing healthy evergreen trees of adequate size may be retained in satisfaction of this requirement so long as a smooth curved tree line is established.
- b. Trees shall be located on lots outside the street right-of-way at a distance of no more than 20 feet from the street right-of-way line.
- c. The trees shall be owned and maintained by the abutting lot owners or the homeowners' association or other workable organization. This shall be noted on the face of the final recorded plat.
- d. The species of trees used for in-fill planting shall be visually compatible with retained native trees, as approved by DDES.
- e. The applicant shall submit a street tree plan showing the proposed tree line, necessary in-fill plantings, and a bond quantity sheet for review and approval by DDES prior to engineering plan approval.
- f. In-fill street trees must be installed and inspected or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after DDES has completed a second inspection and determined that the trees have been kept healthy and thriving. A \$538 landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current County fees.

26. The following condition has been established under SEPA as a necessary requirement of this development to mitigate adverse environmental impacts. The applicant shall demonstrate compliance with this requirement prior to final approval:

The developer shall connect the proposed internal road system to 422nd Avenue SE with the first phase of development. This road system shall be in accordance with the 1993 King County Road Standards.

RECOMMENDED this 19th day of March, 1997.

Stafford L. Smith, Deputy
King County Hearing Examiner

TRANSMITTED this 19th day of March, 1997, to the following parties and interested persons:

Richard Birinyi
Steve Cox/Washington Natural Gas
Keith Damann/Otak, Inc.
Rob Doyle/Otak, Inc.
Dan Glenn
Thomas Goeltz
Steve Gray/Washington Natural Gas
Howard Haemmerle
King Conservation District
Joyce Jansen

Mark Magee
Ken Nelson/Otak, Inc.
Tim and Barbara Olexsy
Pat Olszewski
Plateau Associates/Jay Allen
Jay Radner
James Reynolds
Robert Rosenberger
Larry Toedtli
Wilderness Rim Association

Tom Beavers, King Co. Dept. Natural Resources
Greg Bishop, Seattle-King County Dept. Public Health
Greg Borba, DDES/Land Use Services Division
Steve Bottheim, DDES/Land Use Services Division
Laura Casey, DDES/Land Use Services Division
Jim Chan, DDES/Land Use Services Division
Civil Division, King Co. Prosecuting Attorney's Office
Kim Claussen, DDES/Land Use Services Division
Craig Comfort, DDES/Land Use Services Division
Anne Holmes, King County Dept. of Natural Resources

Rich Hudson, DDES/Land Use Services Division
Aileen McManus, DDES/Land Use Services Division
Paulette Norman, King Co. Dept. of Transportation
Lisa Pringle, DDES/Land Use Services Division
Gary Samek, King Co. Dept. of Transportation
David Sandstrom, DDES/Land Use Services Division
Seattle-King Co. Dept. Public Health
Steve Townsend, DDES/Land Use Services Division
Caroline Whalen, Metropolitan King County Council
Bruce Whittaker, DDES/Land Use Services Division

NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED

In order to appeal the recommendation of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) **on or before April 2, 1997**. If a notice of appeal is filed, the original and 6 copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council **on or before April 9, 1997**. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council approving or adopting a recommendation of the Examiner shall be final and conclusive unless a proceeding for review pursuant to the Land Use Petition Act is commenced by filing a land use petition in the Superior Court for King County and serving all necessary parties within twenty-one (21) days of the date on which the Council passes an

MINUTES OF THE FEBRUARY 25, 1997 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L95P0023 - UPLANDS:

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing were Kim Claussen, Bruce Whittaker, Paulette Norman, Jay Allen, Thomas Goeltz, Rob Doyle, Jay Radner, Robert Rosenberger, Joyce Jansen, and Howard Haemmerle.

The following exhibits were offered and entered into the record:

Exhibit No. 1	Department of Development and Environmental Services File No. L95P0023 - Uplands
Exhibit No. 2	Department of Development and Environmental Services Preliminary Report to the King County Hearing Examiner for the February 25, 1997 public hearing
Exhibit No. 3	Application, dated December 8, 1995
Exhibit No. 4	Environmental Checklist, dated December 8, 1995
Exhibit No. 5	Mitigated Determination of Non-Significance, dated December 3, 1996
Exhibit No. 6	Affidavit of Posting indicating January 23, 1997 as date of posting and January 29, 1997 as date affidavit was received by DDES
Exhibit No. 7	Site Plan (plat map), February 19, 1997 revision
Exhibit No. 8	Land use map (not offered)
Exhibit No. 9	Assessor Maps SE/SW 15-23-8; SE 16-23-8; 21-23-8; 22-23-8; 23-23-8; 26-23-8; SW/SE 27-23-8; NE/NW 27-23-8; NE 28-23-8
Exhibit No. 10	Traffic Study by The Transpo Group, dated April 8, 1996
Exhibit No. 11	Supplemental Traffic Study, dated May 8, 1996
Exhibit No. 12	KCRS Variance (L96V0046) approval letter, dated October 4, 1996
Exhibit No. 13	Preliminary Plat package by Otak, received April 8, 1996
Exhibit No. 14	Clough Creek analysis, received May 10, 1996
Exhibit No. 15	Addendum to Conceptual Stormwater Plan, Otak, October 1996
Exhibit No. 16	Wetland, wildlife, fish habitat assessment by ERC, dated September 12, 1995
Exhibit No. 17	Summary of site sensitive areas, received December 8, 1995
Exhibit No. 18	Memo from Becky Herbig, dated June 29, 1990
Exhibit No. 19	Hart Crowser geotechnical study, dated September 4, 1990
Exhibit No. 20	Terra Associates geotechnical study, dated May 1, 1996
Exhibit No. 21	D.R. Strong soil infiltration report, received February 20, 1997
Exhibit No. 22	Letter from the Magees
Exhibit No. 23	Memo from Laura Casey, dated February 14, 1997
Exhibit No. 24	Updated health certificate, dated February 19, 1997
Exhibit No. 25	Updated water certificate, dated February 19, 1997
Exhibit No. 26	Video tape by Jay Allen showing existing trees on Road A, received February 24, 1997
Exhibit No. 27	Revised recommendations by LUSD Staff
Exhibit No. 28	Letter dated February 24, 1997 from Thomas Goeltz to Examiner
Exhibit No. 29	Aerial photo of site
Exhibit No. 30	LUSD Staff's new revised Conditions No. 11.a and 24

Entered pursuant to reopened hearing:

Exhibit No. 31	Notice of Reopened Hearing, Office of the Hearing Examiner, dated March 7, 1997, with attachments
Exhibit No. 32	Letter dated March 14, 1997 from J.M. Allen to Examiner, with attachments

SLS:gb
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